LOT 166
BARNWELL MANOR PHASE 1
PBK 8/293

DANTONIO BRIAN & KATHERINE
93402 SANDOWN DR
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0166-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

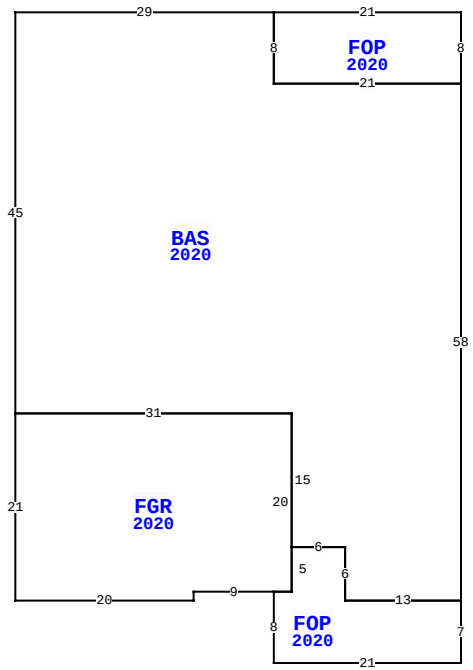
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	2020	2,445	315,105
FGR	640	55	2020	352	45,365
FOP	168	30	2020	50	6,444
FOP	185	30	2020	56	7,217
TOTALS	3,438			2,903	374,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	99.1230	130.84	379,829	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2445 HX Base Yr 2024



93402 SANDOWN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,132
TOTAL MARKET OB/XF VALUE		10,878
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		510,010
SOH/AGL Deduction		55,116
ASSESSED VALUE		454,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		404,172
TOTAL JUST VALUE		510,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2004932	CO ISSUED	0	12/18/2020
B2004932	NEW CONSTR	338,461	06/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/0835	2/17/2023	WD	Q	I	02	550,000
GRANTOR: HAGA JUSTIN A & JANA						
GRANTEE: DANTONIA BRIAN & KA						
2420/0312	12/18/2020	SW	Q	I	02	385,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HAGA JUSTIN A & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP2020 = W21 BAS=[YR=2020] W29 S45 FGR=[YR=2020] S21 E20 N1 E9 FOP=[YR=2020] S8 E21 N7 W13 N6 W6 S5 W2$ E2 N20 W31$ E31 S15 E6 S6 E13 N58 W21 N8$ S8 E21 N8$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	8	3	24.00	SF	10.00	10.00	100	2020	2020	3	98	235	
2	0855	CONC PAVER	0	100	0	0	1,086.00	SF	10.00	10.00	100	2020	2020	3	98	10,643	

LAND DESCRIPTION

TOTAL OB/XF 10,878

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/25/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS